168.0	0005	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	670,100 / 670,100
					USE VALUE:	670,100 / 670,100
					ASSESSED:	670,100 / 670,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
283		OAKLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GREELEY KRISTIN J
Owner 2:	
Owner 3:	
Street 1:	283 OAKLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEWIS KIRSTEN M/TRUSTEE & -
Owner 2:	MANNINEN GARRICK E/TRUSTEES -
Street 1:	283 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1945, having primarily Vinyl Exterior and 1232 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	229,100		441,000	670,100
Total Card	0.161	229,100		441,000	670,100
Total Parcel	0.161	229,100		441,000	670,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.91 | /Parcel: 543.9

Legal Description

User Acct: 111355

GIS Ref:

GIS Ref:

Insp Date: 07/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0012.0

!13006!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	229,100	0	7,000.	441,000	670,100	670,100	Year End Roll	12/18/2019
2019	101	FV	195,200	0	7,000.	441,000	636,200	636,200	Year End Roll	1/3/2019
2018	101	FV	186,300	0	7,000.	371,700	558,000	558,000	Year End Roll	12/20/2017
2017	101	FV	186,300	0	7,000.	340,200	526,500	526,500	Year End Roll	1/3/2017
2016	101	FV	184,800	0	7,000.	289,800	474,600	474,600	Year End	1/4/2016
2015	101	FV	183,900	0	7,000.	252,000	435,900	435,900	Year End Roll	12/11/2014
2014	101	FV	168,400	0	7,000.	233,100	401,500	401,500	Year End Roll	12/16/2013
2013	101	FV	168,400	0	7,000.	221,800	390,200	390,200		12/13/2012

PRINT

Date	Time
12/11/20	03:01:15

LAST REV

Date	Time
08/29/19	16:35:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13006

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS KIRSTEN M	72713-587	1	6/5/2019		770,000	No	No		
DONESKI ANNETTE	62417-303		8/8/2013	Change>Sale	449,000	No	No		
	15570-507		5/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2013	1834	Heat App	6,400	C				
11/8/2013	1662	Renovate	92,000	O				
10/18/2013	1549	Manual	10,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2019	SQ Returned	MM	Mary M
7/24/2018	Inspected	CC	Chris C
5/29/2018	MEAS&NOTICE	BS	Barbara S
5/19/2016	Permit Visit	PT	Paul T
5/19/2016	Left Notice	PT	Paul T
5/14/2014	External Ins	PC	PHIL C
3/4/2014	Info Fm Prmt	EMK	Ellen K
2/6/2014	Info Fm Prmt	EMK	Ellen K
10/15/2008	Meas/Inspect	355	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	70.	0.90	7									441,000						441,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	441,000	Spl Credit		Total:	441,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	126.968
Other Features:	76133
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	281401
Depreciation:	52341
Depreciated Total:	229060

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB					

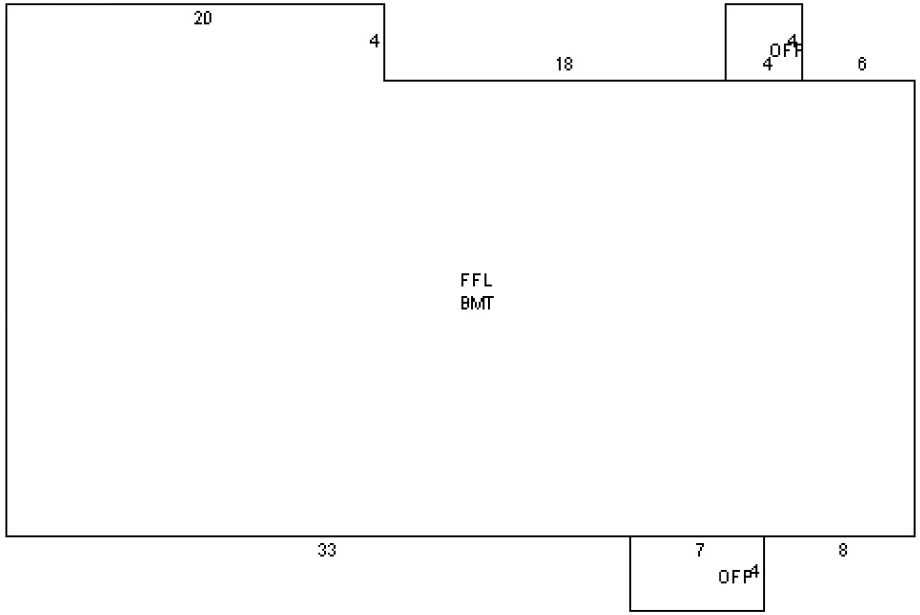
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	FFL
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	126.97
Special Features:	0	Val/Su Net:	91.35
Final Total:	229100	Val/Su SzAd	185.96

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,232	38.090	46,927
FFL	First Floor	1,232	126.970	156,424
OFP	Open Porch	44	43.560	1,917

Net Sketched Area:	2,508		Total:	205,268	
Size Ad	1232	Gross Are	2508	FinArea	1232

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0005-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: